

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS A-2, A-3, J-5c
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Harold Garden Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels A-2, A-3, and J-5c in the Washington Park Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Harold Garden Associates be and hereby is tentatively designated as Redeveloper of Disposition Parcels A-2, A-3 and J-5c in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed construction and rental schedules.

2. That disposal of Parcels A-2, A-3 and J-5c by negotiation is the appropriate method of making the land available for development.



3. That it is hereby found that Harold Garden Associates possess the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

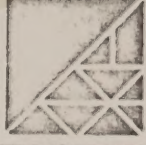
PARCEL A-2, A-3, & J-5c

ADDRESS Harold St. - Howland St.
AREA 144,000 S. F.
WIDTH 500'
DEPTH 650'
SITE
ACCESS Holworthy - Holland
Howland - Waumbeck -
PARKING 94 Spaces
D.U.'s 94
TYPE 1-2-3-4 Bedroom
Row Houses
ZONING H-1, R-8
USE Row houses - Duplex
& Flat

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.
FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
WASHINGTON PARK URBAN RENEWAL PLAN
PROJECT NO. MASS. R-24
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1962.



DISPOSITION
PARCELS
DATE: .



WASHINGTON PARK
URBAN RENEWAL AREA
MASSACHUSETTS R-24
BOSTON REDEVELOPMENT AUTHORITY



DISPOSITION PARCEL FACT SHEET

NAME OF DEVELOPMENT: Harold Gardens Housing

DISPOSITION PARCEL NUMBERS: A-2, A-3, J-5c

SIZE: 144,000 Square Feet, approximately 3 1/3 acres.

LOCATION: Along Harold Street extending from Holworthy Street south across Hollander Street and Waumbeck Street to Howland Street.

DEVELOPMENT TEAM:

SPONSOR: Harold Garden Associates
CONSULTANT: Thomas M. Simmons, Esq.
ARCHITECT: P.A.R.D. Team
CONTRACTOR: H. E. Whitlow & Son Construction Co.
ATTORNEY: Thomas M. Simmons, Esq.

NATURE OF DEVELOPMENT: Low-moderate income housing, consisting of one, two, three & four bedroom units contained two and three level row structures.

NUMBER OF UNITS: 94

TOTAL DEVELOPMENT COST: \$2,300,000.00

ESTIMATED CLOSING DATE: May 1972

COMMENTS: Site is already acquired and cleared. Authority has been attempting to have housing developed on these sites since 1965, but three previous proposals have failed due to either on site soil conditions or financing difficulties.

MEMORANDUM

DECEMBER 16, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA NO. MASS. R-24
TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS A-2, A-3 AND J-5c

Summary: This memorandum requests that the Authority tentatively designate Harold Garden Associates as Redeveloper of Disposition Parcels A-2, A-3 and J-5C in the Washington Park Urban Renewal Area.

Disposition Parcels A-2, A-3 and J-5c consist of approximately 144,000 square feet, or 3 and 1/3 acres, located along Harold Street between Holworthy and Howland Streets in the Washington Park Urban Renewal Area. These sites are owned by the Authority and are entirely cleared and ready for development.

Since 1965, several housing proposals for these sites have been submitted to the Authority, none of which proved feasible, due to unusually soft soil conditions. The architect for the proposed Redeveloper, Samuel Mintz of PARD Team, has submitted a preliminary design which avoids these problems through the use of low-rise row houses. This preliminary proposal is considered both feasible and desirable by the Authority staff and the Washington Park community.

The proposal calls for construction of 94 units of low-moderate income housing, with each unit having either an individual courtyard or balcony. One parking space will be provided for each unit, together with a large amount of landscaped open space and outdoor recreational areas.

The proposed Redeveloper, Harold Garden Associates, is to be a limited partnership. The general partner will be a corporation known as Harold Associates, Inc., the officers of which are Kathaleen H. Nurse, William Howard Nurse, and Thomas M. Simmons, Esq., all Boston residents with previous experience in housing development. Mr. Simmons will act as attorney for the Redeveloper, H. E. Whitlow & Son Construction Co., has been selected as general contractor, and T. A. B. Management Inc., will operate the completed development.

Upon tentative designation by the Authority, the Redeveloper will proceed with the preparation of Final Plans and Specifications, and will seek financing and subsidy funds from the Massachusetts Housing Finance Agency.

Since this proposal presents an opportunity for the development of a substantial number of badly needed low-moderate income housing units without further expenditure of Authority funds for either land acquisition or site clearance, I therefore recommend that the Authority tentatively designate Harold Garden Associates as the Redeveloper of Disposition Parcels A-2, A-3 and J-5c in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

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